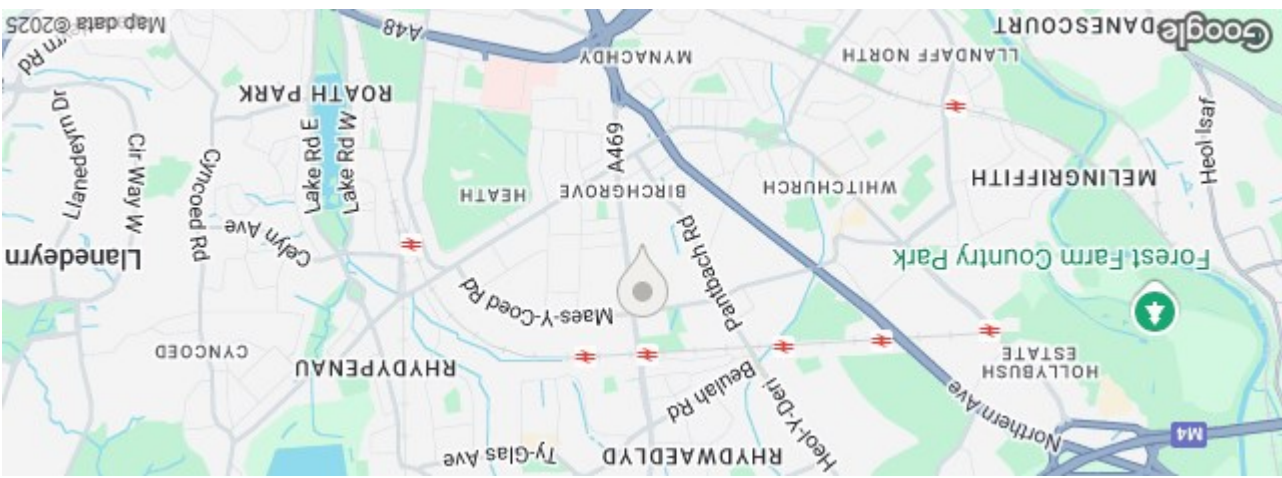
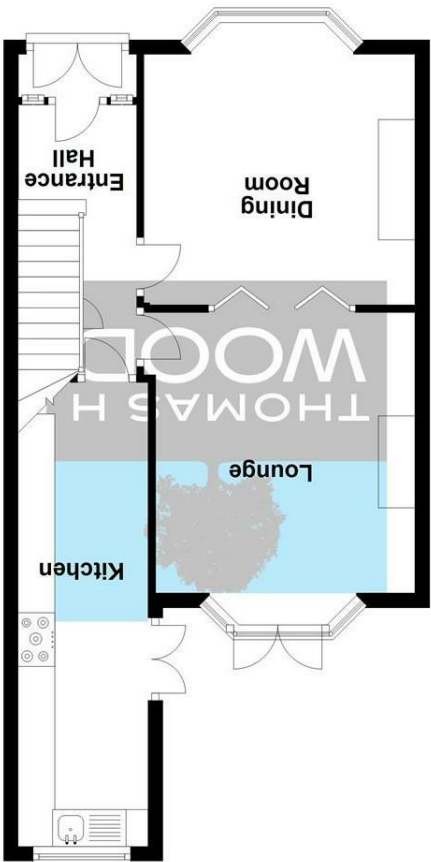
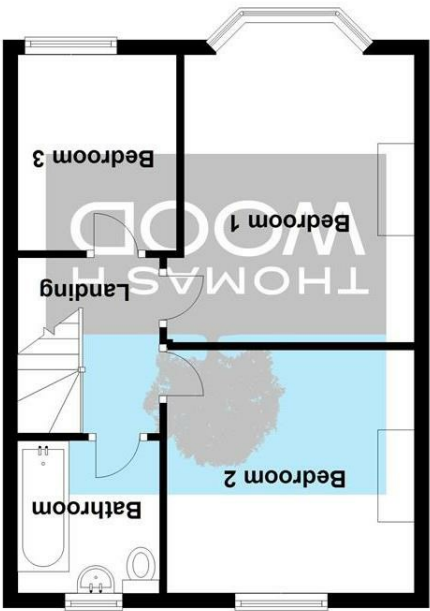




Total area: approx. 908.8 sq. feet



Ground Floor
Approx. 486.8 sq. feet



First Floor
Approx. 422.0 sq. feet

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Potential		
Current		
88		
73		

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24 Dryburgh Avenue,
Heath, Cardiff
CF14 4QN

Asking Price £340,000
House - Terraced
3 Bedrooms

Tenure - Freehold

Floor Area - 908.80 sq ft

Current EPC Rating - C73

Potential EPC Rating - B88



A charming, three bedroom mid-terrace family home, ideally located on this quiet cul-de-sac in the desirable Heath area. Dryburgh Avenue is just a short walk from a range of local amenities, Birchgrove Primary School, the University Hospital of Wales and Heath Park. Furthermore, there are excellent transport links with a regular bus service to the City and easy access to the A48, A470, and M4 just a short drive away. The well-maintained interior retains many lovely period features and briefly comprises an entrance porch, hallway, two reception rooms and kitchen on the ground floor. Upstairs, you'll find three bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden, a single garage with rear lane access, and a front driveway offering parking for two vehicles. Viewings are highly recommended.

ENTRANCE

Via UPVC doors to porch. Glazed hardwood door to tiled hallway. Stairs to first floor and doors to all rooms. Useful under Stair cupboard.

RECEPTION ONE

3.71m x 3.82m into bay (12'2" x 12'6" into bay)
With carpeted floor, papered walls with picture rail and papered ceiling. Double glazed bay window to the front and radiator panel.

RECEPTION TWO

With carpeted floor, papered walls with picture rail and smooth ceiling. Double glazed bay window with French doors. Feature gas fire with wooden mantelpiece.

KITCHEN

1.80m x 6.32m (5'10" x 20'8")
With a range of wall and base units with contrasting work surfaces over. Space for range cooker, fridge/freezer and washing machine. Ample storage and preparation space. UPVC windows and UPVC door to the rear garden.

FIRST FLOOR LANDING

Via carpeted staircase to landing, doors to:

BEDROOM ONE

3.51m x 4.43m (11'6" x 14'6")

With carpeted floor, papered walls with picture rail and smooth ceiling. UPVC bay window to the front and radiator panel.

BEDROOM TWO

3.52m x 3.23m (11'6" x 10'7")

With carpeted floor, papered walls with picture rail and papered ceiling. UPVC window to the rear and radiator.

BEDROOM THREE

2.16m x 2.57m (7'1" x 8'5")

With carpeted floor, papered walls and textured ceiling. UPVC window to the front and radiator panel. Loft access hatch (loft part boarded, pull down ladder, lighting).

BATHROOM

1.83m x 2.04m (6'0" x 6'8")

UPVC glazed window to the rear, bath with electric shower over and glazed shower screen. Wash hand basin vanity unit and WC, heated towel Part tiled walls and tiled floor.

OUTSIDE

FRONT

Off street parking driveway for two vehicles.

REAR

Detached garage within garden with rear lane access. A delightful rear garden with well stocked borders and shrubs.

TENURE

This property is believed to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band E

